

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Adam R. Burney
Land Use Director

Minutes Public Hearing Town Meeting Warrant Articles March 23, 2015

Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

Absent: Joanna L. Bilotta-Simeone

Vice Chair N. Lockwood opened the Hearing with the reading of the notice published in the Sentinel and Enterprise on March 9 and March 16, 2015. The Public Hearing was to amend the Zoning Bylaw of the Town of Lunenburg by adding to Section 5.2. Setbacks and Yards a new Subsection 5.2.5.1.e) "Village Center District" and amend Section 8.4. Development Plan Review, Subsection 8.4.2.1.a) to add after Retail Commercial District "and Village Center District". Notices were sent to abutting towns, cities, agencies and Town departments.

Article _____ To see if the Town will vote to amend the Zoning Bylaw by adding to Section 5.2. "Setbacks and Yards" a new Subsection 5.2.5.1.e) "Village Center District".

e.) Village Center District

Building Type	Mixed Use with Commercial 1 st Floor	Other Mixed-Use or Residential Only
Maximum Floor Area Ratio (FAR) (Gross Floor Area/Lot Size)	2.0	1.5
Minimum Lot Frontage	75 feet	
Maximum Lot Coverage	85%	
Minimum Lot Area	N/A	
Number of Buildings Per Lot		
Maximum Building Frontage	300 feet	
Minimum Front Setback	5 feet	
Maximum Front Setback w/o street furniture	15 feet	
Minimum Side/Rear Setback abutting a Residential Zone	10 feet	
Minimum Side/Rear Setback in VCD	5 feet	
Interior Setback (Between Buildings on the Same Lot)	10 feet	

Article _____ To see if the Town will vote to amend the Zoning Bylaw by amending Section 8.4. Development Plan Review Subsection 8.4.2.1.a) to add after Retail Commercial District "and Village Center District".

A. Burney noted that both changes are in response to potential adoption of the Village Center District Bylaw at May 2015 Town Meeting.

There was no audience present and the Board had no issues with the changes.

Motion to close Hearing, D. McQuaid, Second, K. Chenis. All aye. Hearing closed 6:40 PM

Documents used at hearing:
Protective Bylaw of the Town of Lunenburg, Section 5.2.
Protective Bylaw of the Town of Lunenburg, Section 8.4.